



Gardener Crescent, Fenstanton  
£120,000



- Two Double Bedrooms
- Generously Proportioned Coach House
- 50% Share Available
- Dual Aspect Lounge Diner
- Open Plan Living Area
- Ample Off Road Parking
- Gas Central Heating and Hob
- Well Presented Three Piece Bathroom
- Carport with Bike Storage Shed
- Own Front Door

### FAQ'S

Tenure: Leasehold

Lease: 144 of 150 Years Left

Housing Association: Cambridge Housing Society

Management Company: Cambridge Housing Society

Management Charge: £48.41 per month- Covers property insurance and estate maintenance

Rent Charge on additional 50%: £354.66. Reviewed annually

Postcode for SatNav: PE28 9PN

What3Words Location: [///clues.blizzard.commutes](https://www.what3words.com/clues/blizzard/commutes)

Property Built: March 2019

Owned Since: August 2021

Seller's Onward Movements: Upsizing locally

EPC Rating: B

Council Tax Band: B

Heating Type: Gas Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: Fibre to Premises

School Catchment: Fenstanton Primary, Swavesey Village College

Conservation Area: No

Water Meter: Yes

Boiler Installed: 2019. Last serviced Dec 24

Loft: Not Boarded

UPVC Windows: 2019



## PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are thrilled to present For Sale this rarely available coach house located on a popular modern development in the beloved village of Fenstanton. Situated close-by to local amenities, local nature walks and an abundance of green space - there really is something for everyone. The property also boasts an incredibly convenient location for travel to and from Cambridge. This property is available at a 50% share and would be perfect for a first time buyer. This property features its own private entrance and front door which leads to the living place which is spread across the first floor. This property offers a spacious dual aspect lounge diner which opens to the modern kitchen finished with glossy white cabinets and integrated appliances. This home has a separate landing space, which leads to two generous double bedrooms and a bathroom fitted with a white three piece suite. This property has a spacious car port with outside storage, perfect for holding a bicycle and other necessities. Interest in this beautiful property is expected to be high, so to avoid disappointment contact the St Ives office to arrange a viewing and beat the crowds.



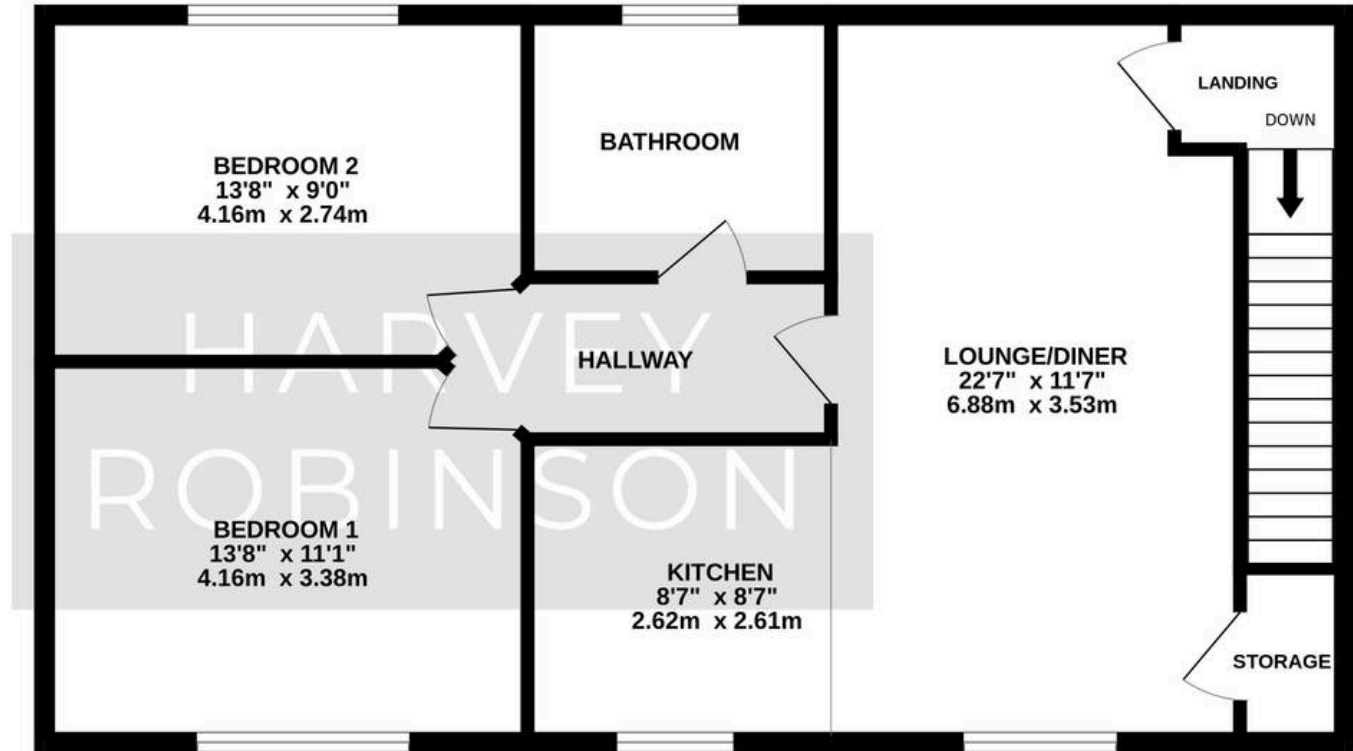
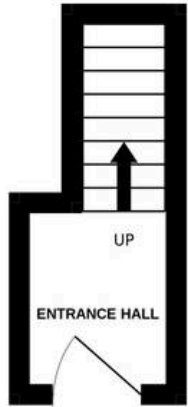
## LOCATION SUMMARY

Located only 12 miles away from the city of Cambridge, Fenstanton is a quiet countryside parish in Huntingdonshire with a population of 3,000 to 4,000 people. St Ives sits 10 minutes away to the north, making it easy for local residents to commute to and from work, while providing the perfect escape away from the busier confines of nearby towns and cities. The relatively small population of Fenstanton are served by a variety of amenities including a convenience store, café, hairdressers, butchers, chemist, dentist, post office and primary school, with The Duchess serving as the main pub in the village. The White Swan pub in Conington and The Three Tuns at Fen Drayton are also great alternatives and can be found just outside Fenstanton. St Ives offers a little more nearby, with good quality Italian, Indian, Mediterranean and Chinese restaurants to choose from. It's also where you'll find the One Leisure Indoor Centre, that offers everything from swimming facilities to numerous keep-fit classes. There's a large Morrisons, Aldi and Waitrose in St Ives where you can do your weekly or monthly shopping and if you want to head into nearby Cambridge, Huntingdon Road/A1307 will take you there in only 25 minutes. There is also access to the guided bus which provides a regular direct service to central Cambridge and the Cambridge Science Park. The opening of the new A1307 link road means that you can access Huntingdon train station in approximately 10 minutes and trains from Huntingdon arrive into Kings Cross or St Pancras within an hour. Fen Drayton Lakes Nature Reserve is only a couple of miles away and attracts a delightful variety of wildlife throughout the year, including ducks, geese, otters and swans, and the wetlands run for 25 miles (40km) along the floodplains of the Great Ouse.



GROUND FLOOR  
40 sq.ft. (3.7 sq.m.) approx.

1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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## Harvey Robinson St Ives

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